

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Woodmont/Redondo/52
Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 424

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$101,300	\$191,600	\$292,900	\$319,800	91.6%	10.91%
2005 Value	\$109,200	\$207,900	\$317,100	\$319,800	99.2%	10.75%
Change	+\$7,900	+\$16,300	+\$24,200		+7.6%	-0.16%
% Change	+7.8%	+8.5%	+8.3%		+8.3%	-1.47%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.16% and -1.47% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$111,600	\$198,200	\$309,800
2005 Value	\$120,400	\$214,800	\$335,200
Percent Change	+7.9%	+8.4%	+8.2%

Number of one to three unit residences in the Population: 4492

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable was needed in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with grade 8 improvements were at a lower assessment level than other properties and required a greater upward adjustment. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

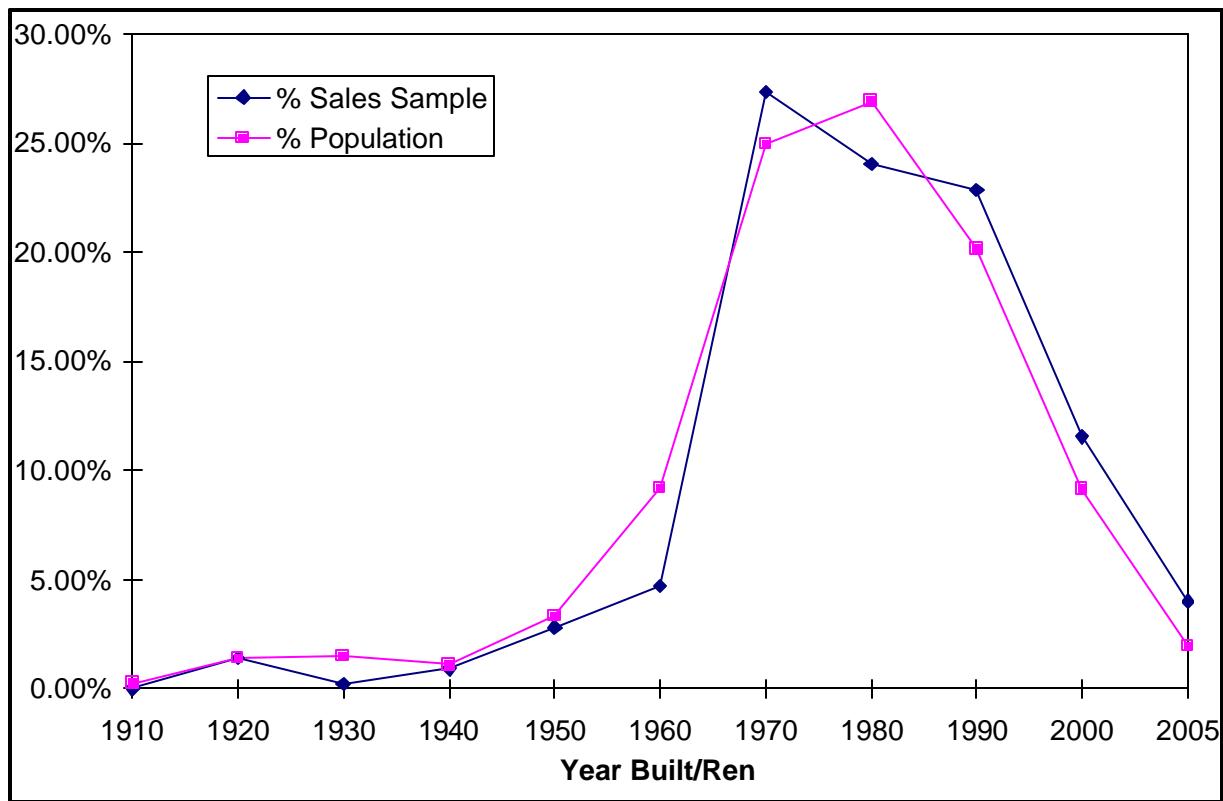
Sales Sample Representation of Population - Year Built / Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	6	1.42%
1930	1	0.24%
1940	4	0.94%
1950	12	2.83%
1960	20	4.72%
1970	116	27.36%
1980	102	24.06%
1990	97	22.88%
2000	49	11.56%
2005	17	4.01%
	424	

Population

Year Built/Ren	Frequency	% Population
1910	12	0.27%
1920	64	1.42%
1930	68	1.51%
1940	50	1.11%
1950	149	3.32%
1960	413	9.19%
1970	1122	24.98%
1980	1209	26.91%
1990	906	20.17%
2000	411	9.15%
2005	88	1.96%
	4492	

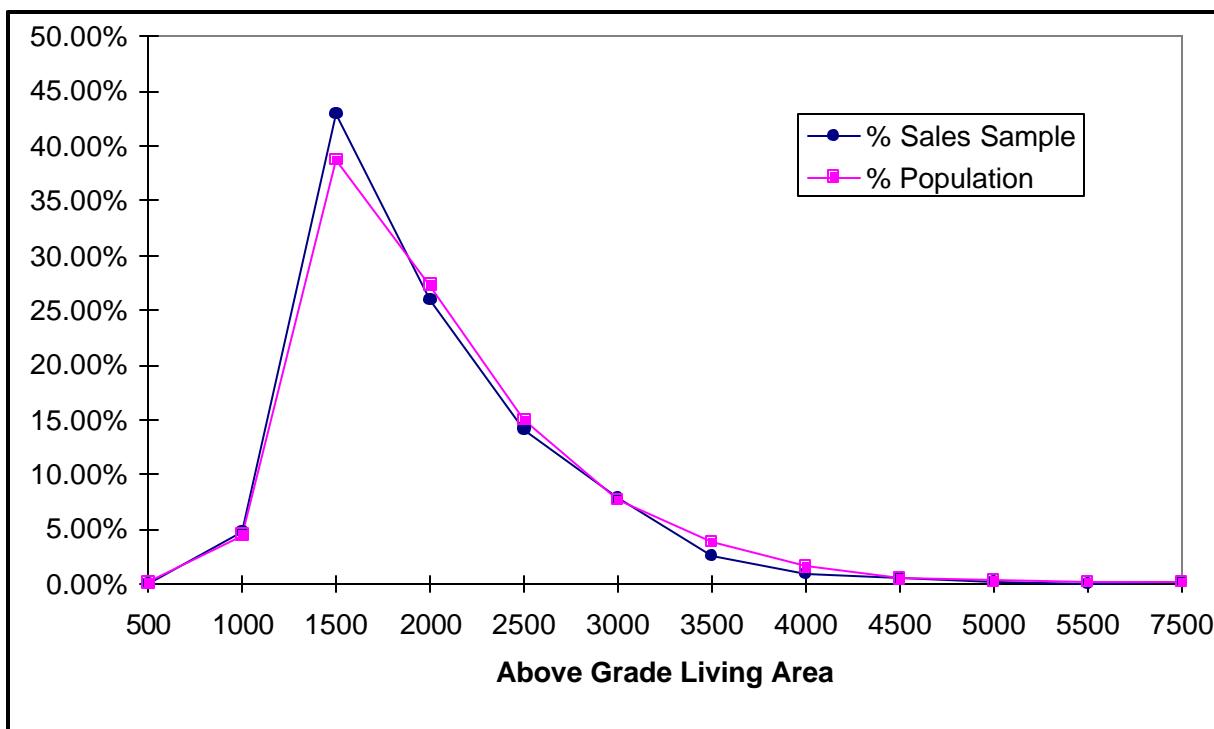


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	4.72%
1500	182	42.92%
2000	110	25.94%
2500	60	14.15%
3000	33	7.78%
3500	11	2.59%
4000	4	0.94%
4500	2	0.47%
5000	1	0.24%
5500	0	0.00%
7500	1	0.24%
	424	

Population		
AGLA	Frequency	% Population
500	6	0.13%
1000	201	4.47%
1500	1742	38.78%
2000	1226	27.29%
2500	674	15.00%
3000	347	7.72%
3500	174	3.87%
4000	71	1.58%
4500	22	0.49%
5000	14	0.31%
5500	8	0.18%
7500+	7	0.16%
	4492	

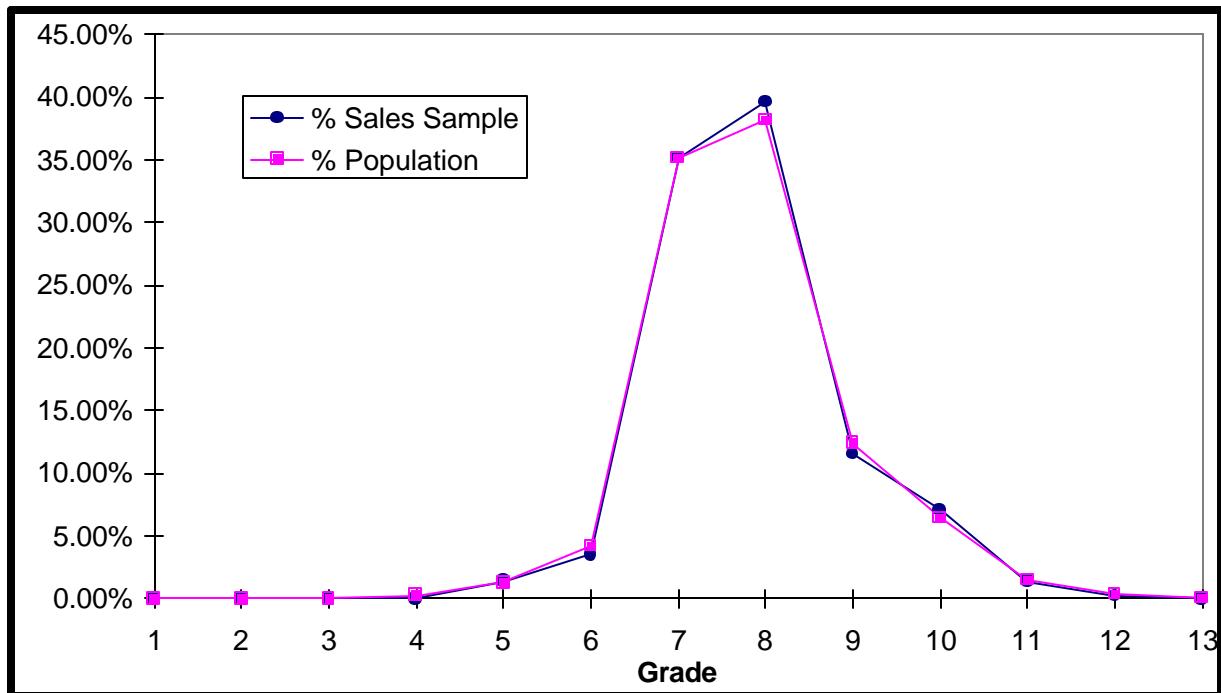


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

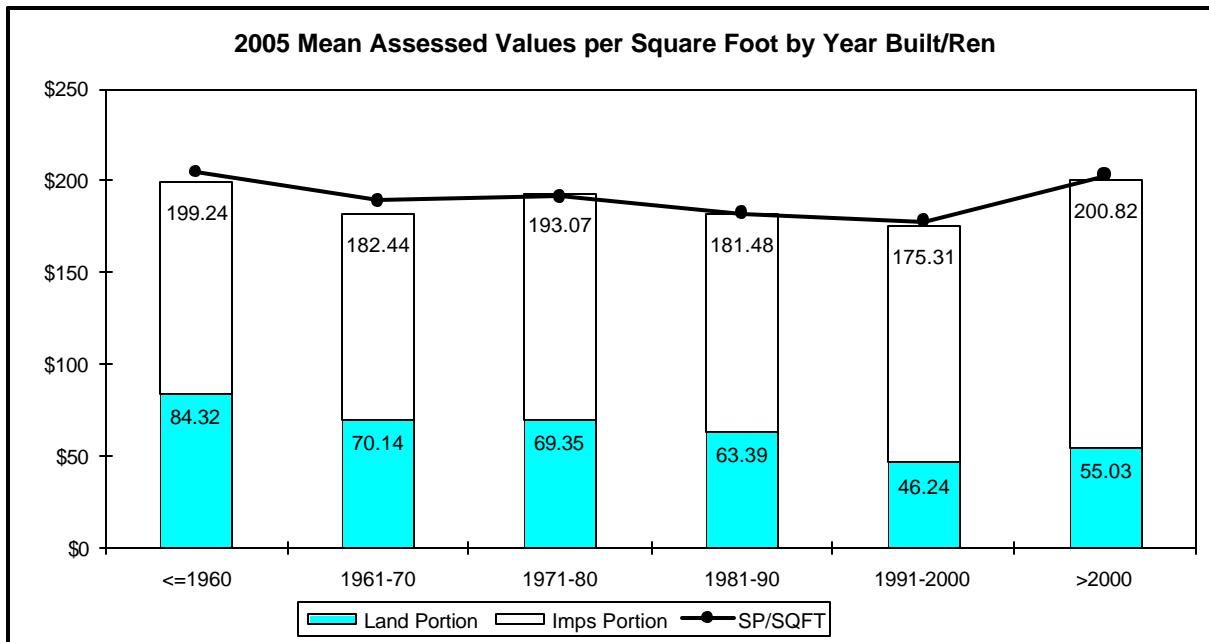
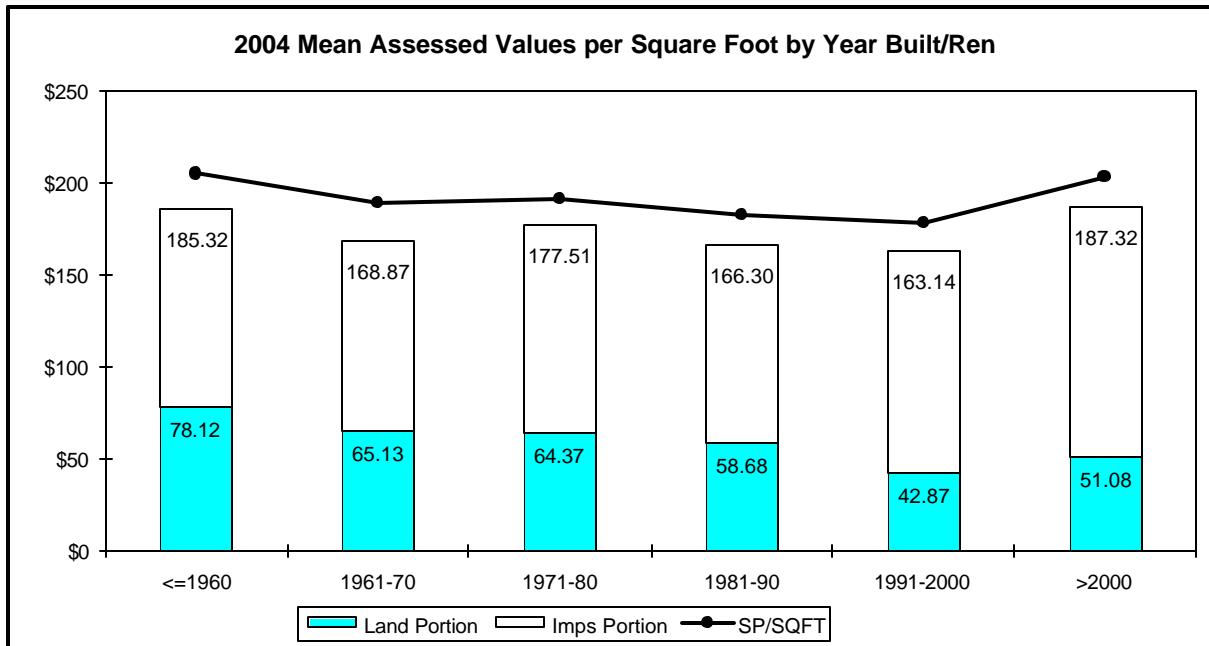
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	1.42%
6	15	3.54%
7	149	35.14%
8	168	39.62%
9	49	11.56%
10	30	7.08%
11	6	1.42%
12	1	0.24%
13	0	0.00%
		424

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	13	0.29%
5	58	1.29%
6	191	4.25%
7	1578	35.13%
8	1715	38.18%
9	557	12.40%
10	289	6.43%
11	69	1.54%
12	18	0.40%
13	4	0.09%
		4492



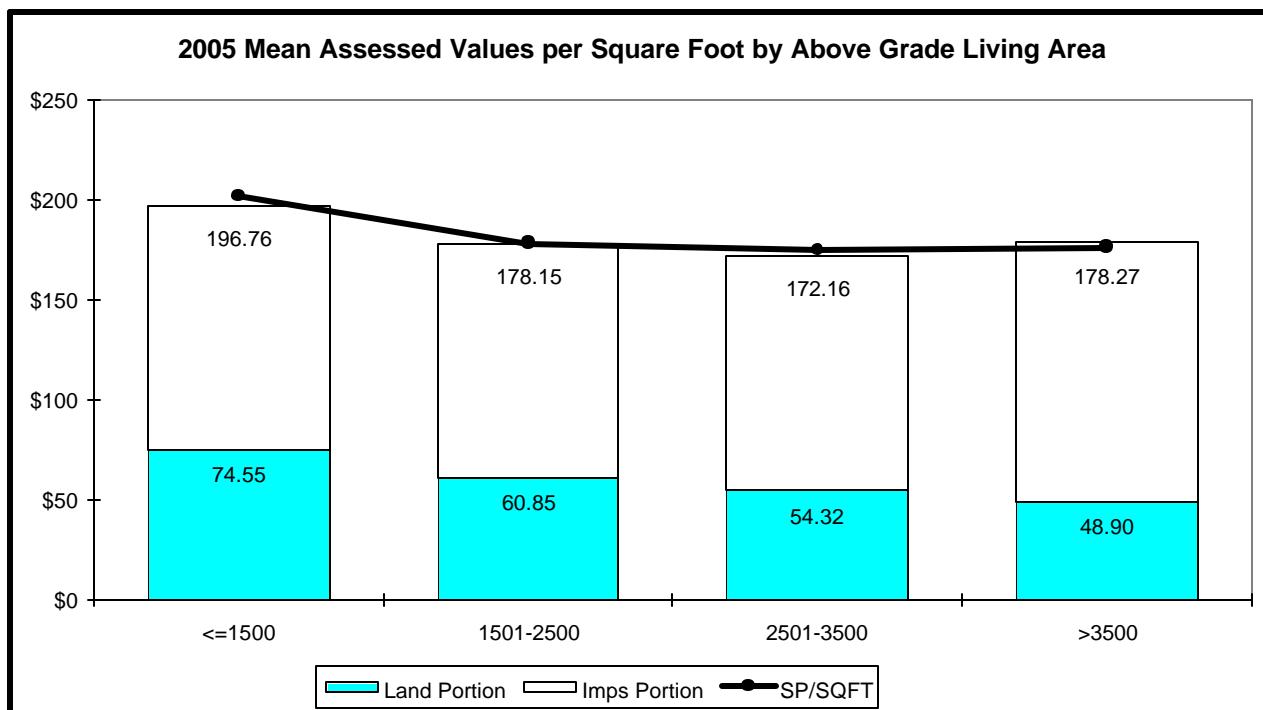
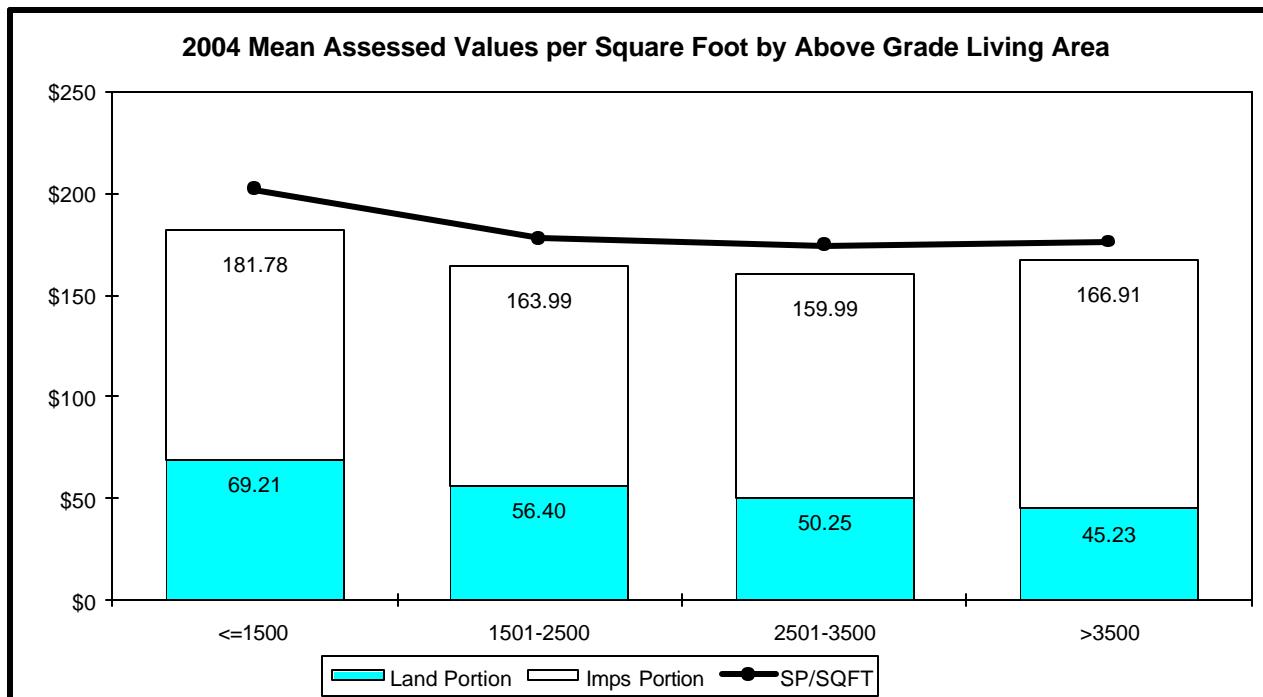
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



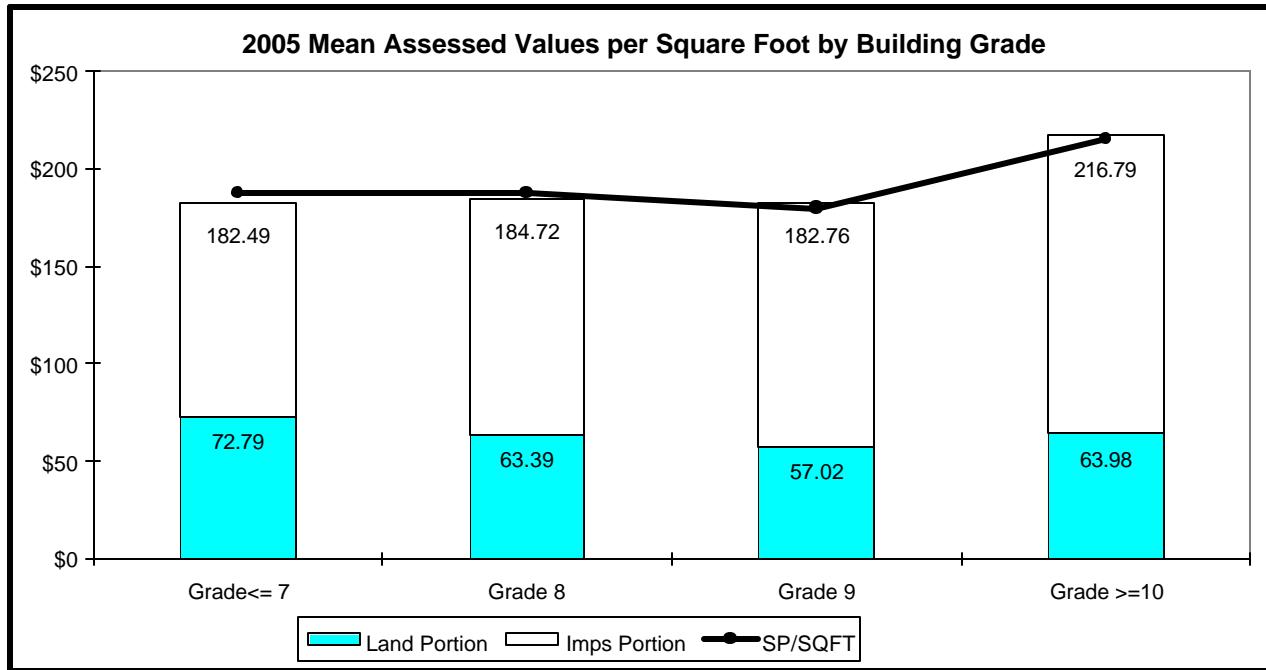
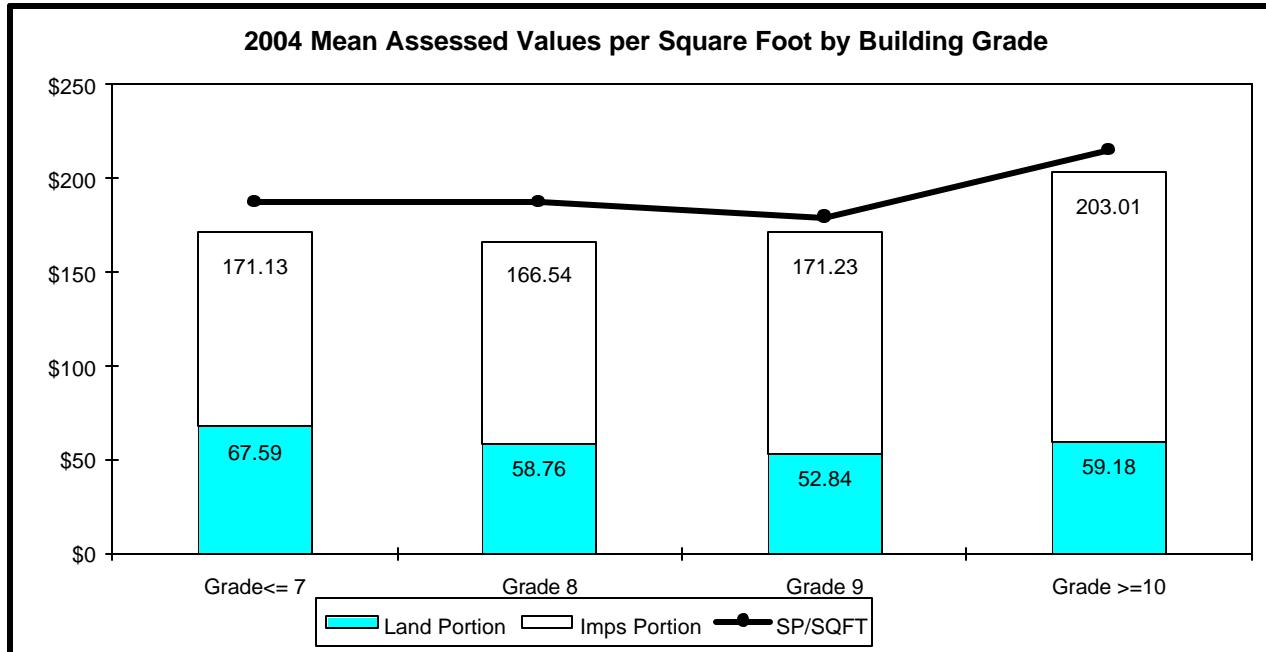
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

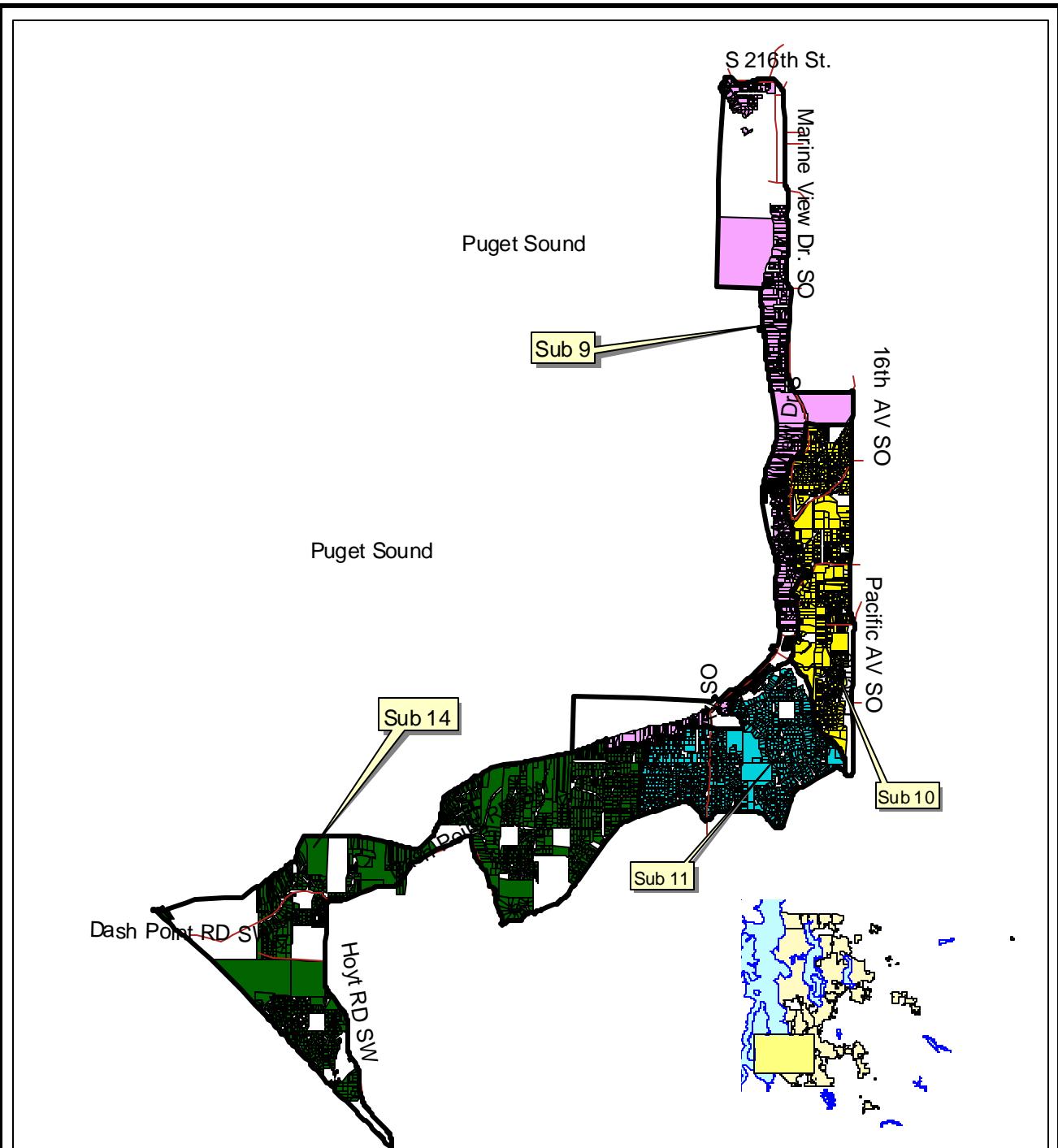


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



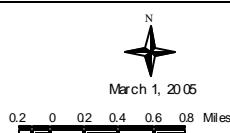
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 52

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Department of Assessments

Legend	
	Area outline shp
	Area streets shp
	Sub Areas
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	11
	14

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 424 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.9% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.083, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 424 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with grade 8 improvements were at a lower assessment than other properties and required a greater upward adjustment than others.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9357285-3.553434E-02*\text{Grade}_8$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.085)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties existing on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample: 2005 Total Value = (2004 Total Value * 1.083).

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.085, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 52 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.87%

If Grade 8

Yes

% Adjustment

4.22%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 8 parcel would *approximately* receive a 11.09% upward adjustment (6.87% Overall + 4.22% Grade 8). There are 1650 parcels that would receive this adjustment.

63% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 52 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.2

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=7	170	0.917	0.978	6.6%	0.962	0.994
8	168	0.888	0.985	10.9%	0.969	1.001
9	49	0.954	1.018	6.7%	0.986	1.049
>=10	37	0.943	1.007	6.8%	0.968	1.046
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1960	43	0.911	0.981	7.6%	0.940	1.021
1961-1970	116	0.901	0.974	8.2%	0.954	0.995
1971-1980	102	0.932	1.013	8.7%	0.992	1.034
1981-1990	97	0.917	0.998	8.8%	0.977	1.020
1991-2000	49	0.916	0.983	7.3%	0.957	1.010
>2000	17	0.912	0.978	7.2%	0.936	1.020
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair/Average	330	0.911	0.985	8.2%	0.974	0.997
Good/Very Good	94	0.934	1.013	8.4%	0.989	1.036
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	285	0.903	0.979	8.4%	0.967	0.991
1.5	16	0.928	1.003	8.1%	0.947	1.059
2+	123	0.936	1.012	8.1%	0.992	1.032

Area 52 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.2

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

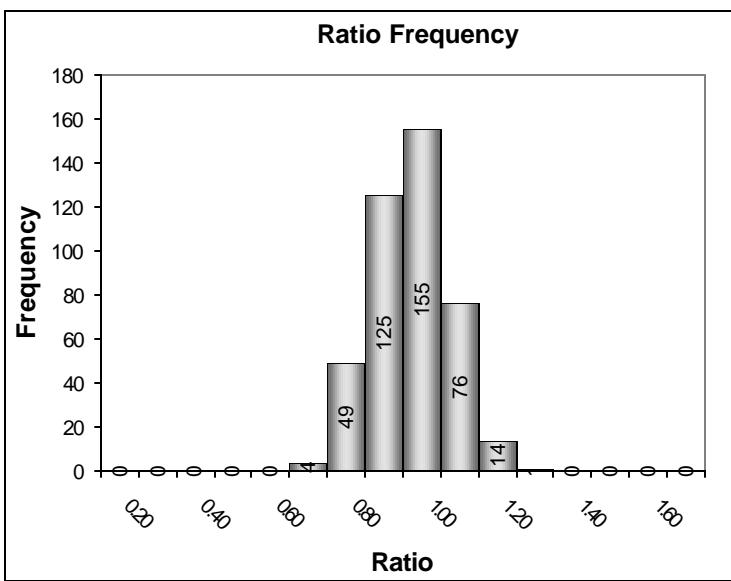
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1500	202	0.901	0.976	8.4%	0.961	0.990
1501-2500	170	0.925	1.005	8.6%	0.989	1.021
2501-3500	44	0.917	0.986	7.6%	0.949	1.024
>3500	8	0.949	1.014	6.8%	0.916	1.112
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	274	0.914	0.991	8.4%	0.979	1.003
Y	150	0.918	0.992	8.1%	0.973	1.011
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	402	0.914	0.990	8.3%	0.979	1.000
Y	22	0.934	1.009	8.0%	0.938	1.079
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
9	36	0.924	1.000	8.3%	0.958	1.043
11	141	0.918	0.993	8.2%	0.974	1.012
14	141	0.908	0.984	8.5%	0.967	1.002
10	106	0.921	0.994	8.0%	0.976	1.012
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=8000	102	0.918	0.999	8.8%	0.980	1.018
8001-16000	262	0.917	0.992	8.1%	0.979	1.005
16001-25000	33	0.915	0.989	8.1%	0.946	1.031
25001-43559	23	0.924	0.998	8.0%	0.938	1.058
1AC+	4	0.836	0.901	7.8%	0.781	1.021

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SW/Team 3	Lien Date: 01/01/2004	Date of Report: 2/28/2005	Sales Dates: 1/2003 - 12/2004
Area Woodmont/Redondo/52	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	424		
Mean Assessed Value	292,900		
Mean Sales Price	319,800		
Standard Deviation AV	142,007		
Standard Deviation SP	153,249		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.922		
Median Ratio	0.920		
Weighted Mean Ratio	0.916		
UNIFORMITY			
Lowest ratio	0.611		
Highest ratio:	1.203		
Coefficient of Dispersion	8.93%		
Standard Deviation	0.101		
Coefficient of Variation	10.91%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.911		
Upper limit	0.934		
95% Confidence: Mean			
Lower limit	0.912		
Upper limit	0.931		
SAMPLE SIZE EVALUATION			
N (population size)	4492		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.101		
Recommended minimum:	16		
Actual sample size:	424		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	215		
# ratios above mean:	209		
Z:	0.291		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



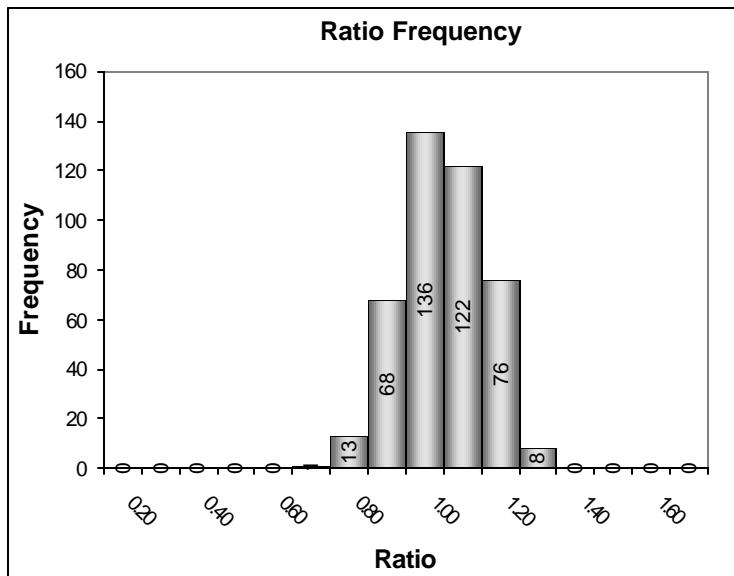
COMMENTS:

1 to 3 Unit Residences throughout area 52

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SW/Team 3	Lien Date: 01/01/2005	Date of Report: 2/28/2005	Sales Dates: 1/2003 - 12/2004
Area Woodmont/Redondo/52	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	424		
Mean Assessed Value	317,100		
Mean Sales Price	319,800		
Standard Deviation AV	151,976		
Standard Deviation SP	153,249		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.996		
Weighted Mean Ratio	0.992		
UNIFORMITY			
Lowest ratio	0.653		
Highest ratio:	1.286		
Coefficient of Dispersion	8.82%		
Standard Deviation	0.107		
Coefficient of Variation	10.75%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.984		
Upper limit	1.018		
95% Confidence: Mean			
Lower limit	0.988		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	4492		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.107		
Recommended minimum:	18		
Actual sample size:	424		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	214		
# ratios above mean:	210		
Z:	0.194		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 52

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	200900	0370	10/18/04	\$189,950	700	640	5	1949	4	7250	N	N	21614 6TH AV S
009	200900	0820	8/30/03	\$103,500	730	260	5	1946	2	6440	N	N	21619 4TH AV S
009	200900	0340	7/12/04	\$159,000	780	0	5	1950	2	11174	N	N	611 S 216TH ST
009	200900	0670	8/26/04	\$225,500	920	310	5	1942	3	12000	N	N	420 S 218TH ST
009	200900	1239	6/24/03	\$227,250	1360	0	5	1918	4	2900	Y	Y	208 S 219TH ST
009	953660	0322	7/18/03	\$135,000	550	0	6	1970	3	2970	Y	N	803 S 264TH ST
009	953660	0025	6/7/04	\$440,000	960	400	6	1983	3	8400	Y	Y	26421 7TH AV S
009	953660	0160	1/6/04	\$280,000	1140	0	6	1920	4	6913	Y	N	26430 8TH AV S
009	200900	0350	5/15/03	\$220,000	1450	440	6	1916	3	17125	N	N	21608 6TH AV S
009	052104	9073	12/31/03	\$350,000	1490	0	6	1954	4	9520	Y	N	28873 REDONDO SHORES DR S
009	322204	9179	3/25/03	\$264,100	1120	0	7	1992	3	7045	Y	N	800 S 280TH ST
009	953660	0665	12/26/03	\$273,900	1280	0	7	1970	3	4080	Y	N	26926 9TH AV S
009	720360	0360	3/12/04	\$420,000	1360	0	7	1967	2	4020	Y	Y	28628 REDONDO BEACH DR S
009	506740	0096	4/28/04	\$348,000	1440	0	7	1948	3	14250	Y	N	918 S 258TH PL
009	256080	5175	11/11/04	\$238,400	1520	0	7	1979	3	8025	N	N	804 S 252ND ST
009	953660	0255	9/23/03	\$402,000	1690	880	7	1991	3	7050	Y	N	26445 MARINE VIEW DR S
009	506840	0055	12/9/04	\$540,000	1760	0	7	1977	3	39900	Y	Y	26113 MARINE VIEW DR S
009	953660	1225	3/19/04	\$672,000	2280	1190	7	1931	4	7376	Y	Y	27037 7TH PL S
009	172204	9010	5/2/03	\$674,000	2400	0	7	1918	5	21635	Y	Y	23103 MARINE VIEW DR S
009	256080	6000	3/26/04	\$757,500	2780	0	7	1913	5	45738	Y	Y	24907 MARINE VIEW DR S
009	506840	0090	5/19/03	\$550,000	1200	510	8	1983	3	37026	Y	Y	26237 MARINE VIEW DR S
009	322204	9062	9/11/03	\$617,000	1230	910	8	1989	3	7260	Y	Y	27203 7TH PL S
009	201380	2005	11/9/04	\$259,950	1440	0	8	1983	3	7825	N	N	24715 MARINE VIEW DR S
009	609300	0011	9/15/04	\$457,500	1470	910	8	1960	3	14730	Y	N	23910 7TH AV S
009	506840	0085	2/6/03	\$663,250	1680	1010	8	1963	4	36590	Y	Y	26233 MARINE VIEW DR S
009	201380	0740	1/8/03	\$370,000	1700	530	8	1986	3	10000	Y	N	24037 MARINE VIEW DR S
009	506740	0043	8/25/04	\$425,000	1730	1180	8	1957	4	15300	Y	N	25659 MARINE VIEW DR S
009	119600	1898	3/8/04	\$425,000	1780	1700	8	1976	3	9750	Y	N	638 SW 294TH ST
009	953660	0205	8/26/03	\$625,000	1900	750	8	2001	3	5467	Y	N	26482 8TH AV S
009	172204	9119	12/10/04	\$450,000	1940	0	8	1974	3	12196	Y	N	738 S 231ST ST

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	256080	6060	5/20/03	\$788,000	2520	1060	8	1990	3	30175	Y	Y	24935 8TH PL S
009	720360	0070	7/22/03	\$578,000	2540	0	8	1964	5	5560	Y	Y	28736 REDONDO BEACH DR S
009	769545	0120	8/8/03	\$465,000	2850	0	9	1989	3	15625	Y	N	806 S 273RD CT
009	119600	0340	10/8/03	\$1,100,000	3470	0	10	1988	3	51836	Y	Y	718 SW 294TH ST
009	119600	0065	9/24/03	\$675,000	3640	0	10	1986	3	14148	Y	Y	232 SW 292ND ST
009	720420	0070	5/12/04	\$1,295,000	4580	1690	12	2001	3	14666	Y	N	926 S 278TH ST
010	322204	9086	6/30/03	\$145,351	910	0	6	1942	3	10454	N	N	27411 16TH AV S
010	953660	1773	1/16/03	\$169,950	1060	0	6	1970	4	9248	N	N	27041 13TH AV S
010	720540	0055	10/30/03	\$173,500	1150	0	6	1936	4	10540	N	N	1372 S 279TH ST
010	506740	0157	1/12/04	\$206,500	1290	0	6	1992	3	8950	N	N	25836 11TH AV S
010	506740	0153	7/30/03	\$214,000	1460	0	6	1981	3	11209	N	N	25838 11TH AV S
010	506740	0146	9/30/04	\$200,000	2240	0	6	1958	3	13898	N	N	1128 S 258TH ST
010	720300	0655	1/7/04	\$191,000	970	610	7	1972	3	6000	N	N	28714 13TH AV S
010	953660	1110	4/16/03	\$166,500	1000	0	7	1959	2	12150	N	N	26857 16TH AV S
010	720300	0650	8/5/03	\$172,400	1000	0	7	1971	4	6000	N	N	28720 13TH AV S
010	752420	0070	10/23/03	\$175,000	1010	0	7	1967	4	7725	N	N	26236 14TH AV S
010	419300	0070	7/6/04	\$180,000	1040	400	7	1962	2	8400	N	N	25701 16TH AV S
010	752260	0080	8/24/04	\$212,000	1060	0	7	1967	4	8800	N	N	26218 14TH PL S
010	752410	0370	6/19/03	\$177,500	1060	0	7	1967	3	7725	N	N	25947 13TH PL S
010	720540	0115	4/24/03	\$275,000	1080	240	7	1947	3	18000	Y	N	27809 13TH AV S
010	894730	0100	7/26/04	\$207,500	1080	0	7	1968	4	7807	N	N	1420 S 257TH PL
010	720300	0055	12/10/03	\$161,300	1080	0	7	1978	2	6580	N	N	28441 15TH PL S
010	720300	0461	8/25/03	\$245,000	1090	880	7	1972	4	7701	Y	N	28430 14TH AV S
010	752400	0290	2/3/04	\$215,000	1100	0	7	1967	3	8000	N	N	25805 13TH PL S
010	752400	0290	3/18/03	\$151,800	1100	0	7	1967	3	8000	N	N	25805 13TH PL S
010	720551	0100	11/9/04	\$234,000	1110	360	7	1975	3	7210	N	N	1320 S 275TH PL
010	691810	0220	3/17/04	\$193,000	1120	0	7	1983	4	7201	N	N	25818 15TH AV S
010	720300	0640	6/19/03	\$165,000	1130	0	7	1969	3	7400	N	N	28729 14TH AV S
010	953660	1880	5/12/03	\$193,500	1140	0	7	1977	3	8100	N	N	27009 14TH AV S
010	292204	9073	5/20/03	\$264,950	1150	740	7	2003	3	24268	N	N	25817 14TH CT S
010	292204	9095	4/21/03	\$259,950	1150	740	7	2003	3	22781	N	N	25816 14TH CT S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	720551	0160	6/24/03	\$226,950	1180	0	7	1975	3	6832	N	N	27503 13TH AV S
010	752300	0180	12/7/04	\$223,000	1190	0	7	1968	4	8250	N	N	25615 13TH PL S
010	752300	0010	8/18/04	\$214,950	1190	0	7	1967	4	8240	N	N	25716 13TH PL S
010	752300	0050	1/6/03	\$187,000	1190	0	7	1968	3	7210	N	N	25616 13TH PL S
010	752300	0070	5/8/03	\$179,950	1190	0	7	1968	3	7004	N	N	25604 13TH PL S
010	894730	0030	10/6/04	\$244,000	1190	730	7	1977	3	8550	N	N	25610 14TH PL S
010	691810	0310	8/25/03	\$217,000	1190	360	7	1985	3	7926	N	N	1434 S 259TH ST
010	752300	0140	7/16/04	\$207,000	1200	0	7	1968	3	7600	N	N	1205 S 256TH PL
010	894730	0050	9/11/03	\$222,500	1200	470	7	1977	3	6000	N	N	25618 14TH PL S
010	953680	0110	1/23/04	\$245,000	1210	290	7	1983	3	12596	N	N	1404 S 263RD PL
010	720551	0480	12/23/03	\$222,500	1240	860	7	1975	3	9520	N	N	1313 S 275TH PL
010	087390	0260	10/1/04	\$281,000	1250	780	7	2001	3	6548	N	N	1311 S 277TH PL
010	087390	0280	1/6/03	\$246,750	1250	780	7	2002	3	7953	N	N	1301 S 277TH PL
010	087390	0070	1/21/03	\$243,500	1250	780	7	2002	3	7377	N	N	1328 S 277TH PL
010	087390	0250	9/23/03	\$264,950	1270	690	7	2001	3	6543	N	N	1315 S 277TH PL
010	087390	0180	5/24/04	\$265,000	1270	690	7	2002	3	5420	N	N	1343 S 277TH PL
010	752420	0360	7/22/04	\$225,000	1270	0	7	1967	4	8775	N	N	26217 14TH AV S
010	752420	0010	9/13/04	\$212,000	1270	0	7	1967	4	7725	N	N	26044 14TH AV S
010	953660	1075	10/26/04	\$172,500	1290	0	7	1959	3	9450	N	N	26820 15TH AV S
010	752400	0120	6/25/03	\$184,950	1290	0	7	1966	3	7280	N	N	1317 S 259TH ST
010	752410	0230	10/1/03	\$185,000	1290	0	7	1966	3	8250	N	N	1320 S 260TH PL
010	752410	0090	5/13/03	\$189,950	1290	0	7	1966	4	7725	N	N	25918 14TH AV S
010	752420	0400	12/14/04	\$225,000	1300	0	7	1967	3	7373	N	N	26041 14TH AV S
010	752260	0190	9/1/04	\$225,000	1300	0	7	1967	4	7500	N	N	26101 14TH PL S
010	752420	0310	10/2/03	\$195,000	1300	0	7	1967	3	8536	N	N	26240 13TH PL S
010	720300	0701	5/25/04	\$226,450	1330	680	7	1977	3	14000	N	N	28719 13TH AV S
010	720300	0420	12/9/03	\$225,000	1340	540	7	1978	3	8000	N	N	28612 14TH AV S
010	720540	0111	3/29/04	\$220,000	1370	0	7	1999	3	8880	N	N	27810 13TH AV S
010	720540	0210	5/19/04	\$191,000	1420	0	7	1953	3	16485	N	N	27920 13TH AV S
010	752410	0400	9/5/03	\$200,000	1430	0	7	1966	4	7725	N	N	25923 13TH PL S
010	752400	0030	9/20/04	\$216,950	1440	0	7	1965	3	9900	N	N	25816 13TH PL S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	720540	0195	11/11/04	\$189,950	1520	0	7	1946	4	7720	N	N	1321 S 279TH ST
010	752400	0140	3/10/04	\$226,000	1570	250	7	1966	3	8550	N	N	25908 13TH PL S
010	720540	0110	8/13/04	\$259,000	1580	0	7	1998	3	8881	N	N	27818 13TH AV S
010	720540	0014	2/4/04	\$229,950	1590	0	7	2003	3	7570	N	N	1511 S 279TH PL
010	720540	0012	1/16/04	\$220,750	1590	0	7	2003	3	8950	N	N	1506 S 279TH PL
010	752410	0150	12/15/04	\$224,900	1620	0	7	1966	3	7725	N	N	26036 14TH AV S
010	953660	1925	9/1/04	\$224,950	1660	0	7	1959	3	9450	N	N	27018 14TH AV S
010	752260	0240	10/7/04	\$240,000	1710	0	7	1967	3	8004	N	N	25915 14TH PL S
010	953680	0030	12/10/03	\$235,000	1750	0	7	1983	3	11527	N	N	1431 S 263RD PL
010	720540	0013	5/11/04	\$246,000	1770	0	7	2003	3	8812	N	N	1509 S 279TH PL
010	720540	0011	1/16/04	\$243,000	1770	0	7	2003	3	7329	N	N	1502 S 279TH PL
010	752400	0210	7/30/03	\$219,950	1780	0	7	1966	3	6650	N	N	1210 S 259TH PL
010	720540	0010	3/15/04	\$259,950	1840	0	7	2003	3	10656	N	N	27805 16TH AV S
010	752400	0200	10/10/03	\$199,500	1860	0	7	1966	3	9000	N	N	1204 S 259TH PL
010	752260	0130	10/8/04	\$236,500	1890	0	7	1967	3	8625	N	N	26215 14TH PL S
010	720300	0200	2/18/03	\$212,000	1890	0	7	1966	4	7650	N	N	28602 15TH AV S
010	752260	0230	10/22/03	\$204,450	1910	0	7	1967	4	7500	N	N	25923 14TH PL S
010	087390	0220	12/11/03	\$265,000	2050	0	7	2002	3	6087	N	N	1327 S 277TH PL
010	322204	9103	11/1/04	\$550,000	2590	0	7	1949	3	37935	Y	N	1115 S 274TH PL
010	292204	9087	6/12/03	\$256,500	1060	1060	8	1966	3	9583	Y	N	26229 16TH AV S
010	638511	0040	5/19/03	\$244,000	1090	720	8	1979	3	6900	Y	N	921 S 261ST PL
010	638510	0150	1/30/04	\$236,950	1170	770	8	1977	4	7000	N	N	26118 11TH PL S
010	638510	0030	9/10/03	\$265,450	1190	770	8	1977	4	9000	N	N	933 S 262ND PL
010	691810	0120	7/24/03	\$279,950	1260	560	8	1985	3	7348	N	N	25822 15TH PL S
010	638511	0400	12/21/04	\$295,000	1290	1200	8	1979	3	7600	Y	N	922 S 261ST PL
010	691810	0090	5/28/03	\$298,000	1340	520	8	1989	3	7437	N	N	1526 S 258TH CT
010	953660	0340	6/10/04	\$350,000	1350	780	8	1984	3	7500	Y	N	26426 MARINE VIEW DR S
010	638510	0040	4/3/03	\$235,000	1380	530	8	1977	3	10800	N	N	1003 S 262ND PL
010	638510	0010	4/12/04	\$323,000	1410	620	8	1977	3	7200	Y	N	911 S 262ND PL
010	638510	0010	7/17/03	\$299,999	1410	620	8	1977	3	7200	Y	N	911 S 262ND PL
010	638510	0190	5/24/04	\$253,500	1410	580	8	1977	3	8400	N	N	1012 S 262ND PL

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	720360	1490	5/21/03	\$350,000	1440	760	8	1979	3	4700	Y	N	28134 9TH AV S
010	720420	0137	11/20/03	\$349,950	1460	620	8	1979	3	10249	Y	N	27826 10TH AV S
010	953660	0395	7/10/03	\$282,000	1480	800	8	1981	3	11475	N	N	26461 10TH AV S
010	516210	0410	12/3/04	\$345,000	1550	1140	8	1986	3	7368	N	N	28906 13TH AV S
010	025130	0050	4/24/03	\$233,200	1730	0	8	1990	3	9109	N	N	28226 15TH AV S
010	025130	0230	6/11/03	\$222,500	1860	0	8	1990	3	7200	N	N	1411 S 282ND PL
010	638510	0160	6/18/04	\$277,000	1910	0	8	1977	3	9000	N	N	1034 S 262ND PL
010	025130	0200	6/30/03	\$223,650	2110	0	8	1988	3	8213	N	N	28251 15TH AV S
010	516210	0710	10/1/03	\$245,000	2120	0	8	1987	3	10891	N	N	28802 14TH AV S
010	025130	0120	7/21/03	\$231,000	2150	0	8	1989	3	8591	N	N	28324 15TH AV S
010	516210	0620	7/10/03	\$253,500	2200	0	8	1987	3	7706	N	N	1303 S 288TH ST
010	720360	1485	5/21/03	\$373,000	2280	1140	8	1995	3	4000	Y	N	28128 9TH AV S
010	516210	0520	5/18/04	\$293,200	2410	0	8	1985	3	7812	N	N	28834 14TH CT S
010	516210	0460	11/10/04	\$305,000	2430	0	8	1985	3	7967	N	N	1419 S 289TH PL
010	516210	0560	3/30/04	\$299,900	2440	0	8	1986	3	7250	N	N	28835 14TH CT S
010	516210	0370	9/16/03	\$270,000	2720	0	8	1985	3	8146	N	N	1316 S 290TH PL
010	025130	0140	7/14/03	\$284,950	2900	0	8	1988	3	9205	N	N	28321 15TH AV S
010	709000	0050	9/20/04	\$359,950	1630	0	9	1976	3	11900	Y	N	1125 S 276TH PL
010	953720	0061	9/25/03	\$370,000	2690	0	9	2000	3	35000	N	N	1115 WOODMONT BEACH RD S
011	119600	3597	2/21/03	\$237,900	900	450	7	1980	3	12750	N	N	29504 2ND AV SW
011	039590	0040	6/19/03	\$162,000	940	0	7	1965	4	9450	N	N	30014 5TH AV SW
011	692860	0480	8/6/04	\$216,000	980	740	7	1962	3	9900	N	N	30020 3RD AV S
011	692860	0480	11/19/03	\$190,000	980	740	7	1962	3	9900	N	N	30020 3RD AV S
011	692870	0030	7/18/03	\$164,000	980	0	7	1963	3	9500	N	N	29933 4TH AV S
011	692860	0380	6/27/03	\$205,000	1010	1010	7	1996	3	8750	N	N	29734 3RD AV S
011	039590	0130	5/19/04	\$182,500	1130	0	7	1963	3	12792	N	N	30045 5TH AV SW
011	233680	0070	2/6/04	\$195,000	1150	0	7	1963	3	9588	N	N	616 SW 299TH ST
011	692860	0030	2/25/04	\$233,950	1200	480	7	1962	4	9900	N	N	307 S 301ST ST
011	776420	0090	6/19/03	\$255,000	1210	580	7	1962	3	10010	Y	N	151 S 297TH PL
011	776420	0120	12/8/03	\$293,000	1220	800	7	1962	3	11254	Y	N	127 S 297TH PL
011	506880	0030	5/10/04	\$200,000	1250	0	7	1976	3	10360	N	N	759 SW 301ST PL

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	506880	0030	8/25/03	\$192,000	1250	0	7	1976	3	10360	N	N	759 SW 301ST PL
011	692860	0300	9/21/04	\$214,000	1300	0	7	1962	4	10880	N	N	29727 3RD AV S
011	692860	0540	10/27/04	\$199,900	1320	0	7	1962	4	10540	N	N	29733 4TH AV S
011	119600	3600	3/1/04	\$323,500	1320	780	7	1980	4	12750	Y	N	29506 2ND AV SW
011	513710	0030	5/19/04	\$325,000	1350	1180	7	1968	4	10416	Y	N	29715 1ST AV S
011	662080	0050	11/18/03	\$282,000	1370	960	7	1992	3	11092	Y	N	110 SW 300TH PL
011	720500	0160	5/17/04	\$245,000	1380	650	7	1966	4	10764	N	N	29914 4TH AV SW
011	692860	0060	6/17/03	\$174,450	1390	0	7	1962	4	10750	N	N	247 S 301ST ST
011	233680	0110	5/25/03	\$181,500	1450	0	7	1963	4	9588	N	N	609 SW 299TH ST
011	052104	9012	9/12/03	\$183,000	1470	430	7	1972	3	18730	N	N	30112 4TH AV S
011	692870	0020	2/2/04	\$179,000	1490	0	7	1965	3	9625	N	N	29941 4TH AV S
011	692870	0050	4/24/03	\$192,000	1570	0	7	1963	4	9625	N	N	29917 4TH AV S
011	233690	0030	11/11/03	\$215,000	1590	0	7	1964	4	9588	N	N	648 SW 299TH PL
011	720360	0465	4/25/03	\$234,220	1630	0	7	1920	3	3660	Y	N	28616 SOUND VIEW DR S
011	720500	0140	10/13/03	\$275,000	1640	700	7	1964	4	10508	N	N	29930 4TH AV SW
011	119600	1015	8/5/03	\$312,000	2110	0	7	1987	3	12750	Y	N	126 SW 293RD ST
011	720360	0520	1/7/03	\$336,500	2480	0	7	1976	3	5100	Y	N	28608 6TH PL S
011	513700	0020	8/14/03	\$272,500	1180	1150	8	1966	4	9600	Y	N	30024 2ND AV SW
011	513700	0050	9/20/03	\$276,500	1200	940	8	1966	3	9600	Y	N	30002 2ND AV SW
011	515160	0030	6/28/04	\$195,000	1230	0	8	1961	3	12000	N	N	1021 S 299TH PL
011	515200	0100	9/11/03	\$245,000	1280	540	8	1961	4	12000	N	N	30017 8TH AV S
011	201970	0090	7/14/04	\$321,500	1290	910	8	1978	3	9112	Y	N	702 SW 298TH PL
011	201970	0010	8/21/03	\$260,000	1290	960	8	1978	3	10549	Y	N	739 SW 298TH PL
011	720531	0150	11/3/03	\$333,750	1320	900	8	1976	4	11840	Y	N	306 SW 297TH ST
011	515210	0110	8/3/04	\$310,000	1330	820	8	1966	3	13860	Y	N	29505 9TH PL S
011	515160	0040	7/16/04	\$252,000	1340	700	8	1968	3	14850	N	N	29914 8TH PL S
011	515200	0070	4/7/04	\$301,000	1350	1300	8	1961	4	13600	N	N	29858 6TH AV S
011	515200	0260	5/12/03	\$219,950	1350	1350	8	1967	3	12011	N	N	630 S 302ND ST
011	720530	0070	8/16/04	\$347,500	1350	500	8	2000	3	13375	Y	N	29920 2ND PL SW
011	515160	0110	5/9/03	\$224,450	1370	550	8	1961	4	12842	N	N	29825 8TH PL S
011	233700	0080	11/16/04	\$299,950	1380	0	8	1967	3	13300	Y	N	29800 5TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	513730	0100	5/18/04	\$337,000	1400	600	8	1968	3	11592	Y	N	29626 2ND AV SW
011	515200	0310	9/21/04	\$247,950	1400	0	8	1968	3	17000	N	N	621 S 302ND ST
011	513710	0010	7/6/04	\$351,000	1400	700	8	1976	3	10058	Y	N	29701 1ST AV S
011	513710	0010	4/2/03	\$290,000	1400	700	8	1976	3	10058	Y	N	29701 1ST AV S
011	062104	9116	4/9/04	\$230,000	1410	600	8	1974	3	24829	N	N	30131 1ST AV S
011	720510	0020	8/12/04	\$438,000	1420	710	8	1967	4	10660	Y	N	29721 4TH AV SW
011	720520	0110	5/12/04	\$377,900	1420	700	8	1970	3	14399	Y	N	439 SW 297TH ST
011	515160	0186	6/12/03	\$258,200	1430	1010	8	1962	4	18624	N	N	818 S 299TH PL
011	718300	0130	3/7/03	\$349,950	1460	600	8	1965	3	11070	Y	N	29616 2ND PL S
011	062104	9092	11/15/04	\$297,500	1460	650	8	1964	4	10454	Y	N	29619 1ST AV S
011	513730	0140	5/28/04	\$275,000	1470	600	8	1977	3	10600	N	N	29604 2ND AV SW
011	515180	0055	12/6/04	\$370,000	1500	0	8	1961	4	13664	Y	N	909 S 295TH PL
011	515220	0010	8/19/03	\$259,950	1500	570	8	1962	4	11050	N	N	30032 8TH AV S
011	515190	0160	6/16/04	\$246,000	1510	0	8	1960	3	11890	N	N	604 S 298TH ST
011	515180	0025	8/23/04	\$351,500	1530	1010	8	1962	3	17850	N	N	1033 S 295TH PL
011	039600	0110	3/10/04	\$241,550	1540	0	8	1968	4	11430	N	N	30012 6TH AV SW
011	720510	0040	4/28/04	\$425,212	1540	1420	8	1976	4	13300	Y	N	29707 4TH AV SW
011	516200	0400	5/18/04	\$275,000	1560	1500	8	1977	3	12600	N	N	29310 13TH AV S
011	720530	0060	9/20/04	\$295,000	1570	0	8	1968	4	12035	Y	N	29926 2ND PL SW
011	515296	0400	12/24/03	\$295,950	1610	750	8	1976	3	9175	Y	N	28707 11TH AV S
011	515160	0020	12/20/04	\$247,500	1620	0	8	1959	4	12000	N	N	1003 S 299TH PL
011	515296	0510	10/14/03	\$344,999	1620	900	8	1977	4	9500	Y	N	1105 S 287TH ST
011	119600	1145	1/21/03	\$340,000	1640	1080	8	1955	4	13000	Y	N	29307 1ST AV S
011	186270	0160	12/22/04	\$375,000	1640	1130	8	1980	3	10500	Y	N	324 S 295TH PL
011	186270	0130	6/24/04	\$303,900	1660	1000	8	1980	3	17000	Y	N	29411 4TH AV S
011	515220	0090	7/23/04	\$278,950	1680	0	8	1961	4	10500	N	N	803 S 301ST PL
011	515160	0465	12/11/03	\$345,000	1700	1660	8	2002	3	13949	N	N	1150 S 299TH PL
011	515296	0390	12/9/04	\$385,000	1710	600	8	1977	3	10025	Y	N	28701 11TH AV S
011	543721	0160	8/22/03	\$389,000	1710	1550	8	1974	4	9200	Y	N	142 S 295TH ST
011	543721	0110	11/5/04	\$374,450	1720	640	8	1977	3	8400	Y	N	164 S 295TH ST
011	515180	0070	11/18/04	\$365,000	1730	1090	8	1961	3	16500	Y	N	1040 S 295TH PL

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	186270	0220	9/9/04	\$366,000	1740	600	8	1980	4	8034	Y	N	29507 3RD AV S
011	543721	0040	6/11/03	\$363,000	1740	600	8	1976	4	9900	Y	N	119 S 295TH ST
011	513720	0110	4/19/04	\$280,000	1790	0	8	1966	4	9858	N	N	29621 2ND AV SW
011	515200	0090	8/4/04	\$309,500	1860	700	8	1963	4	12000	N	N	620 S 301ST ST
011	720580	0020	5/24/04	\$430,000	1950	1950	8	1968	4	13350	Y	N	28817 11TH AV S
011	543720	0050	7/27/04	\$370,000	2010	0	8	1976	3	8750	Y	N	135 S 294TH PL
011	515190	0270	8/1/04	\$252,000	2130	0	8	1961	4	11550	N	N	649 S 298TH ST
011	720360	0730	4/24/04	\$518,000	2240	0	8	2000	3	4243	Y	N	28440 SOUND VIEW DR S
011	515296	0440	4/5/04	\$300,000	2390	0	8	1975	4	10500	Y	N	1107 S 287TH PL
011	515260	0010	6/15/04	\$249,950	2420	0	8	1966	3	10500	N	N	30202 8TH AV S
011	516200	0250	3/26/04	\$230,000	2700	0	8	1976	3	10850	N	N	29341 13TH AV S
011	515296	0610	2/20/03	\$475,000	2770	0	8	1975	4	12560	Y	N	28638 11TH AV S
011	186270	0090	5/1/03	\$248,000	2770	0	8	1982	3	12675	N	N	29440 4TH AV S
011	543720	0060	6/4/04	\$485,000	2820	0	8	1974	4	9450	Y	N	141 S 294TH PL
011	516200	0210	2/24/03	\$248,900	2820	0	8	1977	4	10800	N	N	29309 13TH AV S
011	515180	0065	5/26/04	\$372,500	1470	1200	9	1965	4	15225	Y	N	29522 9TH PL S
011	515200	0290	6/24/04	\$280,000	1760	850	9	1963	4	10500	N	N	30207 8TH AV S
011	513700	0150	9/18/03	\$335,000	1770	700	9	1977	3	9500	Y	N	205 SW 299TH PL
011	720532	0180	4/20/04	\$370,000	1810	1170	9	1978	4	8400	Y	N	29832 2ND PL SW
011	720580	0040	5/4/04	\$437,000	1820	1000	9	1972	4	15390	Y	N	28833 11TH AV S
011	720520	0160	2/18/03	\$416,000	1830	1530	9	1969	4	12000	Y	N	454 SW 297TH ST
011	515292	0180	9/18/03	\$455,000	1860	1690	9	1977	3	12350	Y	N	28903 8TH AV S
011	543721	0080	12/22/03	\$427,000	1900	650	9	1978	3	8700	Y	N	163 S 295TH ST
011	515290	0060	4/12/04	\$468,000	1970	970	9	1970	4	16480	Y	N	611 S 291ST ST
011	515160	0580	9/17/03	\$367,400	1980	880	9	1960	4	15500	N	N	834 S 296TH PL
011	515280	0090	2/24/03	\$380,000	2050	1570	9	1972	4	13616	Y	N	932 S 293RD ST
011	543720	0110	3/24/04	\$475,000	2200	2200	9	1980	4	10200	Y	N	140 S 294TH PL
011	543720	0110	4/9/03	\$444,950	2200	2200	9	1980	4	10200	Y	N	140 S 294TH PL
011	515190	0010	12/7/04	\$389,995	2230	0	9	1969	4	12660	N	N	29600 8TH AV S
011	119600	1590	3/23/04	\$420,000	2250	430	9	2000	3	16752	Y	N	323 SW 293RD ST
011	515210	0060	8/23/04	\$367,100	2350	2060	9	1965	3	14000	Y	N	806 S 295TH PL

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	543720	0130	4/28/04	\$415,000	2370	0	9	1977	4	9500	Y	N	124 S 294TH PL
011	543721	0020	2/21/03	\$485,000	2390	1500	9	1992	3	10150	Y	N	105 S 295TH PL
011	515280	0110	8/30/04	\$384,950	2400	0	9	1973	4	13708	N	N	912 S 293RD ST
011	515250	0020	9/24/03	\$445,000	2430	1210	9	1963	4	24200	Y	N	29417 7TH PL S
011	515290	0100	5/10/04	\$414,000	2450	350	9	1975	3	16756	Y	N	715 S 291ST ST
011	513720	0070	5/23/03	\$438,000	2520	1740	9	1977	4	9628	Y	N	212 SW 298TH PL
011	119600	1585	4/9/03	\$420,000	2520	0	9	1999	3	13001	N	N	308 SW 294TH ST
011	119600	3105	11/11/03	\$406,000	2740	350	9	1997	3	11376	N	N	319 SW 294TH ST
011	119600	3105	7/22/03	\$387,500	2740	350	9	1997	3	11376	N	N	319 SW 294TH ST
011	720250	0100	5/8/03	\$500,000	2900	0	9	1987	3	9760	Y	N	120 S 293RD ST
011	543721	0090	8/25/03	\$579,500	3000	0	9	1993	3	12800	Y	N	167 S 295TH PL
011	119600	3100	5/12/03	\$630,000	3070	0	9	1997	3	14303	Y	N	29804 3RD PL SW
011	543720	0160	2/3/03	\$590,000	3330	0	9	2000	3	9594	Y	N	29410 1ST AV S
011	515292	0060	10/10/03	\$576,000	1650	1520	10	1984	3	16200	Y	N	28815 7TH AV S
011	515270	0070	3/2/04	\$495,000	1910	1700	10	1971	3	22800	Y	N	29039 7TH PL S
011	515290	0050	6/2/03	\$463,000	1990	1540	10	1974	3	15456	Y	N	29004 7TH PL S
011	891420	0280	8/12/03	\$570,000	2010	1560	10	1994	3	10818	Y	N	29901 1ST PL S
011	891420	0310	6/13/03	\$477,000	2190	1560	10	1995	3	9626	Y	N	29925 1ST PL S
011	119600	4222	1/3/03	\$430,000	2420	1080	10	1995	3	12761	Y	N	625 SW 295TH PL
011	515292	0070	4/24/03	\$625,000	2450	960	10	1973	4	13000	Y	N	28833 7TH AV S
011	515280	0160	10/26/04	\$525,000	2600	0	10	1966	3	13344	Y	N	764 S 293RD ST
011	891420	0050	9/28/04	\$415,000	2830	0	10	1994	3	10762	N	N	30030 1ST PL S
011	720250	0050	10/15/03	\$770,000	2860	1690	10	1989	3	14536	Y	N	153 S 293RD ST
011	891420	0150	4/14/04	\$465,000	3010	0	10	1990	3	9618	N	N	30014 2ND CT S
011	515330	0190	6/12/03	\$599,950	3140	720	10	1991	3	9496	Y	N	29107 9TH PL S
011	891420	0200	4/15/03	\$437,500	3270	0	10	1992	3	8641	N	N	29924 2ND AV S
011	891420	0240	8/24/04	\$465,000	3300	0	10	1993	3	9618	N	N	152 S 299TH PL
011	891420	0380	4/9/03	\$454,950	3380	0	10	1990	3	9630	Y	N	29935 2ND AV S
011	119600	3940	8/10/04	\$707,500	3770	0	10	2000	3	12752	Y	N	393 SW 295TH PL
011	052104	9224	9/15/03	\$676,000	4190	0	10	2000	3	9772	Y	N	149 S 293RD PL
011	052104	9135	6/18/04	\$875,000	6160	1300	10	1990	3	16061	Y	N	108 S 293RD PL

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	515298	0120	11/2/04	\$815,500	2190	2240	11	1987	3	15375	Y	N	404 S 289TH ST
011	515293	0130	9/27/04	\$645,350	2370	850	11	1978	3	13786	Y	N	812 S MARINE HILLS WY
011	515298	0010	2/6/04	\$764,000	2420	1550	11	2004	3	15504	Y	N	28922 5TH AV S
011	515298	0140	5/1/03	\$639,900	2550	1550	11	1981	3	10660	Y	N	401 S 289TH ST
011	515330	0060	7/15/04	\$609,000	3480	1440	11	1990	3	10217	Y	N	933 S 291ST ST
014	321020	0235	12/2/04	\$299,950	860	400	5	1930	4	10285	Y	Y	31015 51ST AV SW
014	321020	0319	11/19/03	\$169,999	810	0	6	1955	3	15046	N	N	5421 SW DASH POINT RD
014	416710	0295	10/7/04	\$824,500	910	0	6	1962	3	15681	Y	Y	3030 SW 301ST ST
014	102103	9015	6/3/03	\$195,000	1000	0	6	1933	4	24868	N	N	5209 SW 316TH PL
014	062104	9047	7/16/04	\$630,000	1760	0	6	1946	3	36000	Y	Y	1240 SW 296TH ST
014	189850	0020	4/9/04	\$178,000	840	0	7	1967	3	9600	N	N	31615 54TH AV SW
014	005100	0130	1/29/03	\$193,000	1010	1010	7	1961	3	12000	N	N	30425 21ST AV SW
014	189860	0160	3/27/03	\$189,950	1060	0	7	1969	3	9528	N	N	31806 53RD AV SW
014	189850	0140	8/27/03	\$174,000	1080	0	7	1968	3	9611	N	N	31816 54TH AV SW
014	189870	0060	5/4/04	\$188,500	1100	0	7	1970	3	9765	N	N	5005 SW 314TH PL
014	416770	0100	3/25/03	\$198,000	1100	600	7	1963	3	9680	N	N	2404 SW 307TH ST
014	189870	0300	1/29/03	\$185,000	1100	340	7	1972	3	9200	N	N	4906 SW 314TH PL
014	416770	0090	12/15/04	\$244,950	1120	570	7	1963	3	9680	N	N	2232 SW 307TH ST
014	515320	0375	7/10/03	\$203,000	1120	0	7	1963	3	43560	N	N	1266 SW 304TH ST
014	416770	0250	5/30/03	\$215,000	1120	1100	7	1963	3	9600	N	N	2223 SW 307TH ST
014	416770	0090	9/24/03	\$195,000	1120	570	7	1963	3	9680	N	N	2232 SW 307TH ST
014	514930	0170	3/11/03	\$212,000	1120	800	7	1976	3	15000	N	N	30632 15TH PL SW
014	514930	0210	6/19/03	\$190,000	1120	800	7	1977	3	14000	N	N	30633 15TH PL SW
014	184080	0050	2/12/03	\$215,000	1150	0	7	1957	3	15197	N	N	4900 SW 310TH ST
014	012103	9068	10/28/04	\$580,000	1160	850	7	1983	3	12196	Y	Y	30201 33RD AV SW
014	321020	0358	10/13/03	\$192,000	1200	0	7	1967	2	10566	N	N	31519 53RD AV SW
014	416730	0120	1/30/03	\$242,500	1200	800	7	1977	3	7140	N	N	30604 24TH AV SW
014	515320	0427	6/11/03	\$229,990	1280	0	7	1986	3	35172	N	N	30149 10TH AV SW
014	321020	0351	12/28/04	\$299,950	1300	710	7	1963	3	22000	N	N	5320 SW 316TH PL
014	515320	0480	7/3/03	\$245,000	1300	940	7	1963	3	27810	N	N	30030 12TH AV SW
014	515320	0346	4/5/04	\$279,950	1310	610	7	1958	3	16000	N	N	30121 12TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
014	195460	0125	12/28/04	\$250,000	1320	700	7	1973	3	13020	N	N	29834 11TH AV SW	
014	321020	0374	5/12/03	\$181,750	1320	0	7	1978	3	12884	N	N	5102 SW 316TH PL	
014	515320	0396	4/16/04	\$199,000	1360	0	7	1962	3	15600	N	N	1440 SW 304TH ST	
014	416790	0080	7/3/03	\$250,000	1380	1000	7	1977	3	10736	N	N	2121 SW 309TH CT	
014	515320	0591	7/9/04	\$219,000	1400	0	7	1956	3	26500	N	N	1253 SW 304TH ST	
014	416790	0180	11/29/04	\$209,000	1430	440	7	1976	3	8625	N	N	2239 SW 309TH ST	
014	416780	0150	8/26/04	\$269,900	1450	0	7	1968	3	9660	Y	N	30714 26TH AV SW	
014	012103	9101	10/8/04	\$277,950	1460	0	7	1947	3	33105	N	N	30011 23RD AV SW	
014	515320	0525	12/29/04	\$250,000	1460	0	7	1954	3	24000	N	N	30072 10TH AV SW	
014	211650	0110	2/12/03	\$222,000	1460	1030	7	1985	3	14840	N	N	4423 SW 313TH ST	
014	514930	0050	6/5/03	\$220,000	1510	0	7	1977	3	12600	N	N	1516 SW 308TH PL	
014	321020	0375	6/15/04	\$229,950	1560	0	7	1978	3	25584	N	N	5231 SW DASH POINT RD	
014	178990	0080	4/24/03	\$188,950	1570	0	7	1981	3	15570	N	N	2216 SW DASH POINT RD	
014	416660	0375	4/8/03	\$230,000	1580	0	7	1934	4	15343	N	N	30044 30TH AV SW	
014	321020	0105	9/18/03	\$335,000	1680	0	7	1988	3	5556	Y	N	31060 53RD AV SW	
014	102103	9049	5/6/03	\$272,000	1710	0	7	1997	3	40560	N	N	5440 SW 320TH ST	
014	189870	0330	7/17/03	\$205,000	1770	0	7	1970	4	9600	N	N	5006 SW 314TH PL	
014	515320	0581	7/15/04	\$230,000	1850	1010	7	1957	3	27000	N	N	1405 SW 304TH ST	
014	416770	0270	3/25/03	\$195,400	1870	0	7	1963	3	9600	N	N	2207 SW 307TH ST	
014	012103	9073	1/13/03	\$670,000	1980	330	7	1989	3	27007	Y	Y	3140 SW 302ND PL	
014	189830	0310	4/18/03	\$193,500	1030	380	8	1986	3	7237	N	N	32600 51ST PL SW	
014	189830	0080	9/17/03	\$200,000	1060	280	8	1983	3	8388	N	N	5126 SW 326TH ST	
014	189831	0170	11/3/03	\$250,000	1100	620	8	1987	3	17993	N	N	5416 SW 326TH CT	
014	873218	0170	8/18/04	\$216,000	1120	310	8	1985	3	7297	N	N	4518 SW 327TH ST	
014	873218	0270	7/25/03	\$210,000	1120	290	8	1986	3	7200	N	N	4601 SW 327TH ST	
014	873219	0360	5/4/04	\$228,100	1130	820	8	1978	3	8960	N	N	4937 SW 324TH PL	
014	873218	0130	4/8/04	\$245,000	1130	310	8	1985	3	10010	N	N	32606 46TH CT SW	
014	873218	0200	2/18/03	\$203,000	1130	310	8	1985	3	7225	N	N	32611 45TH CT SW	
014	873219	0950	1/3/03	\$197,000	1170	400	8	1979	3	9000	N	N	32642 50TH PL SW	
014	195460	0110	9/4/03	\$369,900	1210	500	8	1962	3	13020	Y	N	29863 10TH AV SW	
014	211570	0180	9/15/04	\$260,000	1220	930	8	1980	3	7650	N	N	31236 47TH PL SW	

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	873219	0330	1/26/04	\$235,000	1240	810	8	1979	3	7725	N	N	32430 50TH PL SW
014	873219	0570	10/20/03	\$202,000	1240	780	8	1978	3	7500	N	N	4901 SW 325TH PL
014	189831	0090	7/19/04	\$253,000	1240	360	8	1987	3	7613	N	N	5128 SW 324TH PL
014	189830	0020	7/8/04	\$242,349	1290	480	8	1983	3	7257	N	N	32424 51ST AV SW
014	189831	0440	5/9/03	\$232,150	1290	630	8	1987	3	7350	N	N	5115 SW 324TH PL
014	873218	0140	11/15/04	\$253,950	1300	290	8	1986	3	10031	N	N	32610 46TH CT SW
014	189830	0110	12/16/03	\$219,000	1330	440	8	1987	3	7629	N	N	32520 52ND PL SW
014	873219	0850	6/5/03	\$190,000	1340	410	8	1979	3	9520	N	N	32600 49TH CT SW
014	211572	0080	2/23/04	\$208,000	1350	0	8	1985	3	5003	N	N	4748 SW 314TH PL
014	189830	0170	7/6/04	\$212,200	1370	0	8	1983	3	8380	N	N	32533 52ND PL SW
014	873219	0780	1/22/03	\$207,000	1390	480	8	1979	3	9200	N	N	4901 SW 327TH PL
014	873219	0320	5/6/03	\$202,000	1390	940	8	1979	3	7931	N	N	32428 50TH PL SW
014	873219	0450	5/7/04	\$220,000	1420	580	8	1978	3	7200	N	N	32425 50TH CT SW
014	873219	0720	10/9/03	\$215,000	1500	620	8	1979	3	8100	N	N	32719 50TH PL SW
014	189832	0290	4/21/03	\$205,000	1500	340	8	1986	3	7763	N	N	32706 51ST PL SW
014	189890	0280	6/21/04	\$316,999	1500	880	8	1999	3	20271	N	N	33107 47TH AV W
014	211570	0110	4/12/04	\$260,000	1510	790	8	1980	3	7700	N	N	4739 SW 313TH PL
014	189830	0050	7/28/04	\$214,950	1510	0	8	1983	3	8329	N	N	32427 51ST AV SW
014	112103	9059	9/2/03	\$662,500	1510	1350	8	1948	3	60112	Y	Y	4326 SW 307TH ST
014	515320	0657	10/21/03	\$230,000	1540	1540	8	1958	3	18000	N	N	1426 SW DASH POINT RD
014	085050	0040	3/2/04	\$275,000	1540	880	8	1976	3	16200	N	N	30300 19TH PL SW
014	195460	0175	9/12/03	\$280,000	1590	860	8	1973	3	13950	N	N	29860 9TH AV SW
014	211572	0020	3/10/04	\$233,000	1650	0	8	1987	3	5000	N	N	4712 SW 314TH PL
014	211572	0400	4/15/03	\$206,800	1660	0	8	1987	3	5608	N	N	4719 SW 314TH PL
014	189832	0110	6/21/04	\$251,300	1690	0	8	1987	3	8855	N	N	5141 SW 326TH PL
014	189832	0300	8/13/03	\$221,500	1700	0	8	1987	3	7764	N	N	32700 51ST PL SW
014	189832	0030	7/31/03	\$215,200	1700	0	8	1987	3	8586	N	N	5134 SW 326TH PL
014	211572	0340	4/2/04	\$228,000	1730	0	8	1987	3	5000	N	N	31438 47TH PL SW
014	211572	0480	8/19/03	\$218,400	1730	0	8	1987	3	5277	N	N	4748 SW 315TH PL
014	012103	9122	8/12/03	\$359,950	1750	640	8	1964	4	20473	N	N	30218 21ST AV SW
014	189831	0250	10/21/04	\$254,950	1790	0	8	1988	3	7399	N	N	5319 SW 326TH ST

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
014	189831	0250	3/19/03	\$218,910	1790	0	8	1988	3	7399	N	N	5319 SW 326TH ST	
014	178990	0060	5/1/03	\$338,500	1800	560	8	1959	3	31336	N	N	2253 SW 313TH ST	
014	189831	0290	7/22/04	\$245,000	1820	0	8	1987	3	10583	N	N	5328 SW 326TH ST	
014	189831	0380	9/28/04	\$257,500	1850	0	8	1984	3	9066	N	N	5225 SW 324TH PL	
014	189832	0270	10/20/04	\$268,500	1870	0	8	1987	3	10105	N	N	32720 51ST PL SW	
014	189832	0340	6/9/03	\$225,000	1880	0	8	1987	3	9597	N	N	32622 51ST PL SW	
014	211572	0350	1/16/03	\$210,000	1900	0	8	1987	3	5000	N	N	31432 47TH PL SW	
014	211572	0550	1/5/04	\$243,500	1920	0	8	1987	3	5000	N	N	4737 SW 314TH PL	
014	873218	0280	7/21/04	\$261,000	1950	0	8	1985	3	7200	N	N	4607 SW 327TH ST	
014	873218	0280	3/20/03	\$210,000	1950	0	8	1985	3	7200	N	N	4607 SW 327TH ST	
014	189890	0060	2/12/04	\$280,000	1960	0	8	1999	3	8853	N	N	4630 SW 333RD CT	
014	189831	0330	8/18/04	\$269,900	2010	0	8	1984	3	8794	N	N	32413 53RD PL SW	
014	941269	0040	10/18/04	\$324,000	2040	0	8	1998	3	9600	N	N	30816 21ST AV SW	
014	873218	0290	11/4/04	\$269,950	2050	0	8	1985	3	7200	N	N	4613 SW 327TH ST	
014	873219	0280	5/19/04	\$225,000	2090	0	8	1979	3	8064	N	N	32415 50TH PL SW	
014	102103	9018	11/7/03	\$355,000	2100	0	8	1989	3	40225	N	N	31722 53RD AV SW	
014	189890	0030	6/21/04	\$314,950	2100	0	8	1999	3	11303	N	N	4621 SW 333RD CT	
014	189890	0170	6/25/04	\$350,000	2100	840	8	1999	4	13133	N	N	4623 SW 330TH CT	
014	112103	9128	4/29/03	\$262,000	2120	0	8	1993	3	35200	N	N	31102 44TH AV SW	
014	211570	0090	7/28/03	\$221,000	2160	0	8	1979	3	8750	N	N	4742 SW 313TH PL	
014	515320	0046	5/27/04	\$430,000	2180	1330	8	1961	4	15030	Y	N	1425 SW 296TH ST	
014	515320	0010	6/23/04	\$590,000	2400	930	8	1988	3	17616	Y	N	29633 MARINE VIEW DR SW	
014	112103	9016	8/20/03	\$355,000	2490	0	8	1988	3	22575	N	N	31204 44TH AV SW	
014	515320	0036	7/17/03	\$377,500	2600	0	8	1988	3	14954	Y	N	1405 SW 296TH ST	
014	189831	0200	3/24/03	\$258,900	2940	0	8	1984	3	9270	N	N	5409 SW 326TH CT	
014	802952	0290	6/6/03	\$255,000	1210	520	9	1994	3	7564	N	N	32819 50TH PL SW	
014	012103	9144	5/22/03	\$362,500	1620	1600	9	1984	3	43124	N	N	30303 18TH AV SW	
014	012103	9116	8/15/03	\$319,000	1760	880	9	1985	3	18295	N	N	30228 21ST AV SW	
014	184090	0070	7/16/03	\$375,000	1910	740	9	1979	3	14790	Y	N	31108 50TH PL SW	
014	802952	0280	10/13/03	\$270,000	2090	0	9	1994	3	8759	N	N	32820 50TH PL SW	
014	195460	0155	6/16/03	\$392,000	2110	1210	9	1999	3	13950	N	N	29826 9TH AV SW	

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	195460	0150	6/13/03	\$383,500	2250	1220	9	1998	3	13950	N	N	29816 9TH AV SW
014	802951	0050	6/17/03	\$318,000	2350	0	9	1991	3	10678	N	N	32817 49TH AV SW
014	802950	0030	4/21/04	\$300,000	2380	0	9	1988	3	8258	N	N	4628 SW 328TH PL
014	802950	0500	8/19/04	\$400,000	2420	870	9	1990	3	8086	N	N	32910 48TH AV SW
014	189820	0010	10/24/03	\$303,400	2430	0	9	1989	3	9494	N	N	4626 SW 327TH PL
014	802950	0640	4/25/03	\$355,000	2440	1450	9	1990	3	9682	N	N	32906 46TH CT SW
014	802951	0070	2/14/03	\$315,000	2730	0	9	1991	3	10433	N	N	4902 SW 329TH WY
014	005070	0050	9/18/03	\$529,500	2740	280	9	1995	3	15427	N	N	30215 17TH AV S
014	416710	0275	6/3/03	\$435,000	2990	0	9	1989	3	14800	N	N	30051 30TH AV SW
014	416660	0673	9/19/03	\$418,000	3060	0	9	1974	3	35490	Y	N	2615 SW 306TH PL
014	195460	0040	6/15/04	\$523,500	4050	0	9	1968	3	14000	Y	N	29605 11TH AV SW
014	321020	0115	11/26/03	\$533,500	2110	1600	10	1972	4	39950	Y	Y	31050 53RD AV SW
014	802952	0050	7/29/04	\$427,000	2320	530	10	1999	3	10080	Y	N	33105 49TH AV SW
014	184090	0025	8/4/03	\$382,000	2390	0	10	1998	3	23214	N	N	5014 SW 310TH ST
014	119600	4695	10/18/04	\$710,000	2570	690	10	1991	3	16101	Y	N	29514 12TH AV SW
014	802951	0150	7/29/04	\$470,000	2700	1440	10	1990	3	12390	Y	N	32920 49TH PL SW
014	005050	0090	6/23/03	\$500,000	2850	1440	10	1990	3	15001	Y	N	30147 16TH AV SW
014	802952	0200	6/16/03	\$359,950	2920	0	10	1993	3	10664	N	N	4943 SW 329TH WY
014	802951	0240	9/18/04	\$589,500	3170	1630	10	1993	3	11189	Y	N	4915 SW 330TH ST
014	012103	9119	3/18/04	\$579,500	3680	0	10	1998	3	28314	Y	N	30019 21ST AV SW
014	195460	0190	10/28/03	\$629,000	3830	0	10	2000	3	11160	Y	N	29863 9TH AV SW
014	661350	0040	9/24/04	\$892,000	2970	1320	11	1990	3	30549	Y	Y	3626 SW DASH POINT RD

Improved Sales Removed from this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	052104	9074	9/7/04	\$395,000	RELOCATION - SALE BY SERVICE
009	052104	9074	8/31/04	\$395,000	RELOCATION - SALE TO SERVICE
009	052104	9075	9/8/04	\$880,000	DIAGNOSTIC OUTLIER
009	052104	9081	11/19/04	\$165,000	%NetCond ActivePermitBeforeSale>25K
009	052104	9101	6/11/03	\$640,000	DIAGNOSTIC OUTLIER
009	119600	0005	1/23/03	\$497,000	ImpCountBANKRUPTCY - RECEIVER OR TRUSTEE
009	119600	2395	11/26/03	\$189,000	%Compl
009	172204	9065	3/24/03	\$1,138,876	%Compl
009	179580	0030	4/16/03	\$475,000	ImpCountIMP. CHARAC.RISTICS CHANGED SINCE SALE
009	200900	0915	5/20/04	\$351,000	DIAGNOSTIC OUTLIER
009	200900	1630	7/8/04	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	201380	0740	12/1/04	\$460,950	DIAGNOSTIC OUTLIER
009	202204	9017	1/17/03	\$196,659	EXEMPT FROM EXCISE TAX
009	202204	9017	8/22/03	\$188,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	506740	0120	1/12/04	\$1,300,000	ImpCount
009	506840	0107	5/27/03	\$630,000	RELOCATION - SALE BY SERVICE
009	506840	0107	5/27/03	\$630,000	RELOCATION - SALE TO SERVICE
009	511940	0065	6/13/03	\$345,000	DIAGNOSTIC OUTLIER
009	511940	0115	9/24/04	\$695,000	ImpCount
009	720420	0054	12/6/04	\$398,000	DIAGNOSTIC OUTLIER
009	953660	0470	10/5/04	\$886,000	DIAGNOSTIC OUTLIER
009	953660	0475	10/11/04	\$700,000	DIAGNOSTIC OUTLIER
009	953660	0645	4/14/04	\$419,950	DIAGNOSTIC OUTLIER
009	953660	1270	5/11/04	\$200,000	Obsol PrevImp<=10K
010	025130	0150	4/11/03	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	087390	0180	1/6/03	\$227,000	DIAGNOSTIC OUTLIER
010	087390	0240	6/14/04	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	292204	9084	9/8/03	\$24,897	DORRatio
010	292204	9093	9/5/03	\$185,000	DIAGNOSTIC OUTLIER
010	322204	9153	11/20/04	\$220,000	Obsol
010	322204	9172	8/10/04	\$1,450,000	DIAGNOSTIC OUTLIER
010	419300	0020	8/6/04	\$175,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	419300	0030	12/18/04	\$150,000	DIAGNOSTIC OUTLIER
010	506740	0155	1/15/04	\$325,000	RELOCATION - SALE BY SERVICE
010	506740	0155	12/18/03	\$325,000	RELOCATION - SALE TO SERVICE
010	506840	0117	3/29/04	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	506840	0133	12/31/04	\$315,000	ActivePermitBeforeSale>25K
010	720300	0055	5/17/04	\$219,000	DIAGNOSTIC OUTLIER
010	720300	0800	9/10/03	\$230,000	DIAGNOSTIC OUTLIER
010	720360	1410	5/30/03	\$177,500	DIAGNOSTIC OUTLIER
010	720420	0130	9/5/03	\$299,900	DIAGNOSTIC OUTLIER
010	720540	0185	5/1/03	\$74,480	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
010	720540	0290	11/24/03	\$499,950	QUESTIONABLE PER SALES IDENTIFICATION
010	752270	0130	2/3/04	\$218,389	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	752270	0140	5/13/03	\$171,950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis

Area 52

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	752410	0120	5/10/04	\$218,000	RELOCATION - SALE BY SERVICE
010	752410	0120	5/7/04	\$218,000	RELOCATION - SALE TO SERVICE
010	752410	0410	10/21/03	\$160,000	DIAGNOSTIC OUTLIER
010	953660	0365	8/18/03	\$349,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	953660	0380	3/26/04	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	953660	0910	11/20/03	\$94,000	DIAGNOSTIC OUTLIER
010	953660	1861	9/23/03	\$172,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	953660	1955	5/23/03	\$72,997	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
010	953660	2075	12/26/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	953800	0040	12/21/04	\$80,246	DORRatio
011	052104	9038	1/10/04	\$190,000	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH
011	062104	9116	6/12/03	\$85,399	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
011	119600	1690	2/4/04	\$365,000	DIAGNOSTIC OUTLIER
011	119600	2938	7/7/03	\$345,000	DIAGNOSTIC OUTLIER
011	119600	3105	11/11/03	\$406,000	RELOCATION - SALE TO SERVICE
011	119600	3130	8/26/03	\$752,000	DIAGNOSTIC OUTLIER
011	119600	3810	5/8/03	\$439,900	MULTI-PARCEL SALE
011	186270	0280	1/16/03	\$219,950	DIAGNOSTIC OUTLIER
011	233680	0050	12/24/03	\$176,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	233700	0090	4/28/04	\$368,000	DIAGNOSTIC OUTLIER
011	515160	0135	1/7/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	515160	0330	5/7/04	\$155,000	DIAGNOSTIC OUTLIER
011	515160	0347	7/13/03	\$183,850	DIAGNOSTIC OUTLIER
011	515160	0455	6/28/04	\$305,000	DIAGNOSTIC OUTLIER
011	515160	0475	6/13/03	\$100,000	DORRatio
011	515190	0140	3/11/03	\$239,694	RELOCATION - SALE BY SERVICE
011	515190	0140	3/11/03	\$239,694	RELOCATION - SALE TO SERVICE
011	515200	0060	12/11/03	\$230,000	DIAGNOSTIC OUTLIER
011	515200	0290	3/12/04	\$222,700	EXEMPT FROM EXCISE TAX
011	515220	0090	7/19/04	\$52,500	QUIT CLAIM DEED DORRatio
011	515230	0020	10/24/03	\$139,900	%Compl
011	515270	0170	9/11/03	\$447,000	RELOCATION - SALE BY SERVICE
011	515270	0170	9/11/03	\$447,000	RELOCATION - SALE TO SERVICE
011	515280	0080	10/17/03	\$384,500	RELOCATION - SALE BY SERVICE
011	515280	0080	10/17/03	\$384,500	RELOCATION - SALE TO SERVICE
011	515280	0100	3/24/03	\$355,000	RELOCATION - SALE BY SERVICE
011	515280	0100	3/24/03	\$355,000	RELOCATION - SALE TO SERVICE
011	515291	0100	2/26/04	\$765,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	515292	0090	1/2/03	\$429,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	515292	0270	3/24/03	\$397,500	DIAGNOSTIC OUTLIER
011	515296	0400	10/1/03	\$250,000	DIAGNOSTIC OUTLIER
011	515296	0630	12/12/03	\$425,000	DIAGNOSTIC OUTLIER
011	515298	0260	7/30/03	\$81,250	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
011	543721	0110	12/10/03	\$146,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
011	720500	0080	3/3/03	\$187,000	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	720500	0080	3/3/03	\$187,000	RELOCATION - SALE TO SERVICE
011	720500	0080	3/3/03	\$187,000	RELOCATION - SALE TO SERVICE
011	720560	0030	3/5/03	\$230,000	EXEMPT FROM EXCISE TAX
011	720560	0030	8/8/03	\$238,000	RELOCATION - SALE BY SERVICE
011	720560	0140	10/26/04	\$41,674	DORRatio
011	720570	0050	1/31/03	\$132,750	QUIT CLAIM DEED DORRatio
011	891420	0080	10/20/03	\$438,750	RELOCATION - SALE BY SERVICE
011	891420	0080	10/17/03	\$438,750	RELOCATION - SALE TO SERVICE
011	891420	0340	7/29/04	\$475,000	RELOCATION - SALE BY SERVICE
011	891420	0340	7/29/04	\$475,000	RELOCATION - SALE TO SERVICE
014	005070	0100	5/7/03	\$206,830	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
014	005100	0150	9/3/03	\$110,000	DIAGNOSTIC OUTLIER
014	012103	9005	10/20/03	\$650,000	%Compl
014	062104	9044	3/18/03	\$224,290	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
014	112103	9007	7/8/03	\$550,000	ImpCount QUIT CLAIM DEED; RELATED PARTY, FRIEND,
014	112103	9056	4/4/03	\$130,000	%Compl DORRatio
014	119600	2795	3/12/04	\$420,000	RELOCATION - SALE BY SERVICE
014	119600	2795	3/13/04	\$420,000	RELOCATION - SALE TO SERVICE
014	142103	9060	7/14/03	\$65,000	EXEMPT FROM EXCISE TAX DORRatio
014	142103	9067	4/29/03	\$110,000	DIAGNOSTIC OUTLIER
014	142103	9078	11/26/04	\$377,000	DIAGNOSTIC OUTLIER
014	178980	0015	7/7/04	\$364,000	DIAGNOSTIC OUTLIER
014	184080	0105	1/8/03	\$199,950	DIAGNOSTIC OUTLIER
014	184090	0020	4/23/04	\$38,646	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
014	189831	0080	10/20/04	\$208,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	189831	0170	11/3/03	\$250,000	RELOCATION - SALE TO SERVICE
014	189831	0320	4/2/03	\$169,500	EXEMPT FROM EXCISE TAX
014	189850	0040	9/23/04	\$130,000	DIAGNOSTIC OUTLIER
014	189870	0340	10/20/03	\$174,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	189890	0120	6/2/04	\$339,950	RELOCATION - SALE BY SERVICE
014	189890	0120	6/17/04	\$339,950	RELOCATION - SALE TO SERVICE
014	195460	0050	7/11/03	\$505,000	ImpCount
014	195460	0115	7/27/04	\$350,000	UnFinArea
014	211570	0200	10/21/04	\$267,000	RELOCATION - SALE BY SERVICE
014	211570	0200	10/20/04	\$267,000	RELOCATION - SALE TO SERVICE
014	211572	0150	8/11/04	\$224,000	RELATED PARTY, FRIEND, OR NEIGHBOR
014	211572	0470	1/1/03	\$212,000	RELOCATION - SALE BY SERVICE
014	321020	0145	5/19/03	\$665,000	ImpCount
014	321020	0351	3/18/04	\$176,000	DIAGNOSTIC OUTLIER
014	416660	0646	12/1/03	\$266,000	DIAGNOSTIC OUTLIER
014	416710	0275	7/20/04	\$450,000	DIAGNOSTIC OUTLIER
014	416730	0120	6/7/04	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
014	416730	0120	1/23/04	\$209,235	FORCED SALE; EXEMPT FROM EXCISE TAX
014	416770	0160	12/3/04	\$195,500	DIAGNOSTIC OUTLIER
014	416770	0290	8/16/04	\$135,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
014	416780	0050	10/31/03	\$71,931	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
014	514930	0090	7/23/03	\$224,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	515320	0075	3/25/03	\$376,462	FORCED SALE
014	515320	0336	10/22/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	515320	0375	5/1/03	\$220,000	EXEMPT FROM EXCISE TAX
014	515320	0405	3/30/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	515320	0441	10/28/04	\$430,000	DIAGNOSTIC OUTLIER
014	515320	0470	7/26/04	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
014	515320	0591	10/16/03	\$150,400	DIAGNOSTIC OUTLIER
014	515320	0621	9/24/03	\$179,000	Double sale
014	515320	0621	3/31/03	\$154,000	Double sale
014	515320	0631	9/28/04	\$220,611	MULTI-PARCEL SALE
014	515320	0637	7/9/04	\$179,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	802950	0330	6/23/04	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	873219	0400	5/18/04	\$29,477	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);

Vacant Sales Used in this Annual Update Analysis
Area 52

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	172204	9143	07/08/03	\$235,000	10372	Y	Y
9	201380	1528	03/31/04	\$140,000	34380	N	N
9	322204	9108	07/09/04	\$172,000	9147	Y	N
9	769545	0040	06/23/04	\$211,000	16500	Y	N
9	953660	0007	10/26/04	\$285,000	8150	Y	Y
10	292204	9101	07/16/03	\$77,500	40880	Y	N
10	322204	9001	10/30/03	\$98,000	6970	N	N
10	322204	9002	11/22/04	\$210,000	21780	Y	N
10	322204	9009	10/15/04	\$450,000	523156	N	N
10	322204	9012	07/23/03	\$310,000	239580	Y	N
10	322204	9060	12/01/04	\$175,000	17848	Y	N
10	720540	0211	11/14/03	\$71,000	10550	N	N
10	953660	1759	01/12/04	\$115,000	10170	Y	N
11	052104	9218	11/24/04	\$152,000	11673	Y	N
11	119600	1580	08/22/03	\$140,000	11900	Y	N
11	119600	4270	10/02/03	\$69,500	16000	Y	N
14	102103	9007	07/09/04	\$234,500	17732	Y	Y
14	184080	0015	06/23/03	\$73,000	14550	N	N
14	802952	0100	02/23/04	\$95,000	19492	Y	N

**Vacant Sales Removed from this Annual Update Analysis
Area 52**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	052104	9213	12/11/03	\$132,000	MOBILE HOME;
9	172204	9171	04/22/03	\$290,000	Neighbor
9	200900	1170	04/27/04	\$24,000	Relative/Nonbuildable
9	200900	1170	05/04/04	\$30,000	Non buildable
9	322204	9022	09/22/04	\$450,000	Diagnostic Outlier
9	720360	1645	04/30/04	\$76,000	QUIT CLAIM DEED;
10	292204	9001	09/23/03	\$410,788	Diagnostic Outlier
10	506740	0159	07/07/04	\$52,000	Builder
10	720360	1465	02/27/04	\$203,000	MOBILE HOME;
10	720540	0011	06/03/03	\$42,500	DORRatio
10	720540	0012	06/03/03	\$42,500	DORRatio
10	720540	0013	06/03/03	\$42,500	DORRatio
10	720540	0014	06/03/03	\$42,500	DORRatio
10	953660	1505	12/20/04	\$290,000	Builder
11	052104	9039	07/26/04	\$450,000	Builder
11	515160	0310	03/17/04	\$60,000	Non perc
14	119600	4383	07/30/03	\$81,250	QUIT CLAIM DEED; STATEMENT TO DOR;
14	189890	0300	05/05/03	\$100,228	RELATED PARTY, FRIEND, OR NEIGHBOR;
14	416660	0355	08/27/03	\$135,000	QUIT CLAIM DEED;
14	416660	0475	06/08/04	\$45,000	Builder
14	416660	0595	11/18/03	\$125,000	Builder
14	416660	0647	05/05/04	\$125,000	Builder
14	893750	0300	04/27/04	\$125,000	Builder
14	893750	0300	10/18/04	\$135,000	Builder
14	893760	0150	05/03/04	\$147,000	Family Trust



King County
Department of Assessments
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(206) 296-5195 FAX (206) 296-0595
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr